

June 19, 2012

Correspondence  
Item No. 2g  
Newport Banning Ranch  
PA2008-114

Newport Beach Planning Commission / Patrick Alford  
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DEVELOPMENT  
CITY OF NEWPORT BEACH

*Re: Newport Banning Ranch Draft Environmental Impact Report*


Dear Chairman and Planning Commissioners & Mr. Alford:

After due consideration, plus new and additional information that has come to light, I now wish to personally go on official record in reference to the following comments regarding the Newport Banning Ranch Draft Environmental Impact Report.

For the record, I am personally against the Newport Banning Ranch Development, and as such would request that the following concerns be officially included in the record as well.

- If the project does move forward, I feel Bluff Road should completely be eliminated from 17th to 19th Streets, thus officially terminating at 17th Street. The original plans for Banning Ranch did have the major ingress/egress points for Banning Ranch at 15th, 16th, 17th Streets and Pacific Coast Highway, so why the need for this particular Bluff Road extension to 19th Street now, when many times at related presentations, it was pointed out, that the overall project does not call for it? (*Section 4.9 / Transportation and Circulation*)
- Likewise, and even though not seemingly part of the present Draft Environmental Impact Report, I see no need for the 19th Street Bridge, originally slated to connect at Brookhurst at Banning. In fact, if this Bridge is not crucial to the overall project as claimed at all the presentation meetings, steps also need to be taken by the City of Newport Beach itself to have it officially removed from the Master Plan of Arterial Highways as well? (*Section 4.9 / Transportation and Circulation*)
- In addition, all talk, negotiations and/or future considerations, needs to be totally eliminated of extending Balboa Blvd., at 19<sup>th</sup> Street, plus widening and extend in a northerly direction to terminate at Victoria just east of that bridge. If the 19<sup>th</sup> Street Bridge is officially eliminated, why would existing and established developments such as Newport Terrace be used as an alternative to benefit the overall Newport Banning Ranch Development instead? (*Section 4.9 / Transportation and Circulation*)

Sincerely,



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